

UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF WASHINGTON

In Re. B-1208 Pine, LLC

§
§
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§

Case No. 24-10088

Debtor(s)

☐ Jointly Administered**Monthly Operating Report**

Chapter 11

Reporting Period Ended: 08/31/2024

Petition Date: 01/16/2024

Months Pending: 8

Industry Classification:

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Reporting Method:

Accrual Basis ☒Cash Basis ☐

Debtor's Full-Time Employees (current):

0

Debtor's Full-Time Employees (as of date of order for relief):

0

Supporting Documentation (check all that are attached):

(For jointly administered debtors, any required schedules must be provided on a non-consolidated basis for each debtor)

- ☒ Statement of cash receipts and disbursements
- ☒ Balance sheet containing the summary and detail of the assets, liabilities and equity (net worth) or deficit
- ☒ Statement of operations (profit or loss statement)
- ☒ Accounts receivable aging
- ☒ Postpetition liabilities aging
- ☐ Statement of capital assets
- ☐ Schedule of payments to professionals
- ☐ Schedule of payments to insiders
- ☒ All bank statements and bank reconciliations for the reporting period
- ☐ Description of the assets sold or transferred and the terms of the sale or transfer

/s/ Richard B. Keeton

Signature of Responsible Party

10/08/2024

Date

Richard B. Keeton

Printed Name of Responsible Party

Bush Kornfeld LLP

601 Union Street, Suite 5000

Seattle, WA 98101-2373

Address

STATEMENT: This Periodic Report is associated with an open bankruptcy case; therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

Debtor's Name B-1208 Pine, LLC

Case No. 24-10088

Part 1: Cash Receipts and Disbursements		Current Month	Cumulative
a.	Cash balance beginning of month	\$1,185,438	
b.	Total receipts (net of transfers between accounts)	\$431,062	\$1,378,394
c.	Total disbursements (net of transfers between accounts)	\$97,552	\$942,308
d.	Cash balance end of month (a+b-c)	\$1,518,948	
e.	Disbursements made by third party for the benefit of the estate	\$0	\$0
f.	Total disbursements for quarterly fee calculation (c+e)	\$97,552	\$942,308

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)		Current Month
a.	Accounts receivable (total net of allowance)	\$92,279
b.	Accounts receivable over 90 days outstanding (net of allowance)	\$23,391
c.	Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))	\$0
d.	Total current assets	\$4,186,153
e.	Total assets	\$43,698,518
f.	Postpetition payables (excluding taxes)	\$52,484
g.	Postpetition payables past due (excluding taxes)	\$0
h.	Postpetition taxes payable	\$0
i.	Postpetition taxes past due	\$0
j.	Total postpetition debt (f+h)	\$52,484
k.	Prepetition secured debt	\$38,660,000
l.	Prepetition priority debt	\$134,334
m.	Prepetition unsecured debt	\$7,076,181
n.	Total liabilities (debt) (j+k+l+m)	\$45,922,999
o.	Ending equity/net worth (e-n)	\$-2,224,481

Part 3: Assets Sold or Transferred		Current Month	Cumulative
a.	Total cash sales price for assets sold/transferred outside the ordinary course of business	\$0	\$0
b.	Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$0	\$0
c.	Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$0	\$0

Part 4: Income Statement (Statement of Operations) (Not generally applicable to Individual Debtors. See Instructions.)		Current Month	Cumulative
a.	Gross income/sales (net of returns and allowances)	\$226,619	
b.	Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c.	Gross profit (a-b)	\$226,619	
d.	Selling expenses	\$0	
e.	General and administrative expenses	\$54,712	
f.	Other expenses	\$10,993	
g.	Depreciation and/or amortization (not included in 4b)	\$0	
h.	Interest	\$50,000	
i.	Taxes (local, state, and federal)	\$0	
j.	Reorganization items	\$0	
k.	Profit (loss)	\$110,914	\$809,684

Debtor's Name B-1208 Pine, LLC

Case No. 24-10088

Part 5: Professional Fees and Expenses

a.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i>		\$0	\$79,071	\$0	\$79,071
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i	Bush Kornfeld LLP	Lead Counsel	\$0	\$79,071	\$0	\$79,071
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Debtor's Name B-1208 Pine, LLC

Case No. 24-10088

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Debtor's Name B-1208 Pine, LLC

Case No. 24-10088

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b.				Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i>					\$0	\$0
	<i>Itemized Breakdown by Firm</i>						
		Firm Name	Role				
	i		Other			\$0	\$0
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Debtor's Name B-1208 Pine, LLC

Case No. 24-10088

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Debtor's Name B-1208 Pine, LLC

Case No. 24-10088

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Debtor's Name B-1208 Pine, LLC

Case No. 24-10088

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c.	All professional fees and expenses (debtor & committees)			\$0			

Part 6: Postpetition Taxes**Current Month****Cumulative**

a.	Postpetition income taxes accrued (local, state, and federal)	\$0	\$0
b.	Postpetition income taxes paid (local, state, and federal)	\$0	\$0
c.	Postpetition employer payroll taxes accrued	\$0	\$0
d.	Postpetition employer payroll taxes paid	\$0	\$0
e.	Postpetition property taxes paid	\$0	\$0
f.	Postpetition other taxes accrued (local, state, and federal)	\$11,168	\$142,620
g.	Postpetition other taxes paid (local, state, and federal)	\$0	\$0

Part 7: Questionnaire - During this reporting period:

- a. Were any payments made on prepetition debt? (if yes, see Instructions) Yes ☐ No ☒
- b. Were any payments made outside the ordinary course of business without court approval? (if yes, see Instructions) Yes ☐ No ☒
- c. Were any payments made to or on behalf of insiders? Yes ☐ No ☒
- d. Are you current on postpetition tax return filings? Yes ☒ No ☐
- e. Are you current on postpetition estimated tax payments? Yes ☒ No ☐
- f. Were all trust fund taxes remitted on a current basis? Yes ☒ No ☐
- g. Was there any postpetition borrowing, other than trade credit? (if yes, see Instructions) Yes ☐ No ☒
- h. Were all payments made to or on behalf of professionals approved by the court? Yes ☐ No ☐ N/A ☒
- i. Do you have:
- Worker's compensation insurance? Yes ☐ No ☒
- If yes, are your premiums current? Yes ☐ No ☐ N/A ☒ (if no, see Instructions)
- Casualty/property insurance? Yes ☒ No ☐
- If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- General liability insurance? Yes ☒ No ☐
- If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- j. Has a plan of reorganization been filed with the court? Yes ☒ No ☐
- k. Has a disclosure statement been filed with the court? Yes ☒ No ☐
- l. Are you current with quarterly U.S. Trustee fees as set forth under 28 U.S.C. § 1930? Yes ☒ No ☐

Debtor's Name B-1208 Pine, LLC

Case No. 24-10088

Part 8: Individual Chapter 11 Debtors (Only)

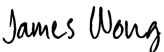
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|----------------------------------------------------------------------|-------|-----|
| a. Gross income (receipts) from salary and wages | _____ | \$0 |
| b. Gross income (receipts) from self-employment | _____ | \$0 |
| c. Gross income from all other sources | _____ | \$0 |
| d. Total income in the reporting period (a+b+c) | _____ | \$0 |
| e. Payroll deductions | _____ | \$0 |
| f. Self-employment related expenses | _____ | \$0 |
| g. Living expenses | _____ | \$0 |
| h. All other expenses | _____ | \$0 |
| i. Total expenses in the reporting period (e+f+g+h) | _____ | \$0 |
| j. Difference between total income and total expenses (d-i) | _____ | \$0 |
| k. List the total amount of all postpetition debts that are past due | _____ | \$0 |
- l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)? Yes ☐ No ☒
- m. If yes, have you made all Domestic Support Obligation payments? Yes ☐ No ☐ N/A ☒

Privacy Act Statement

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: http://www.justice.gov/ust/eo/rules_regulations/index.htm. Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.

Signed by:



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Signature of Responsible Party

Manager

Title

James H. Wong

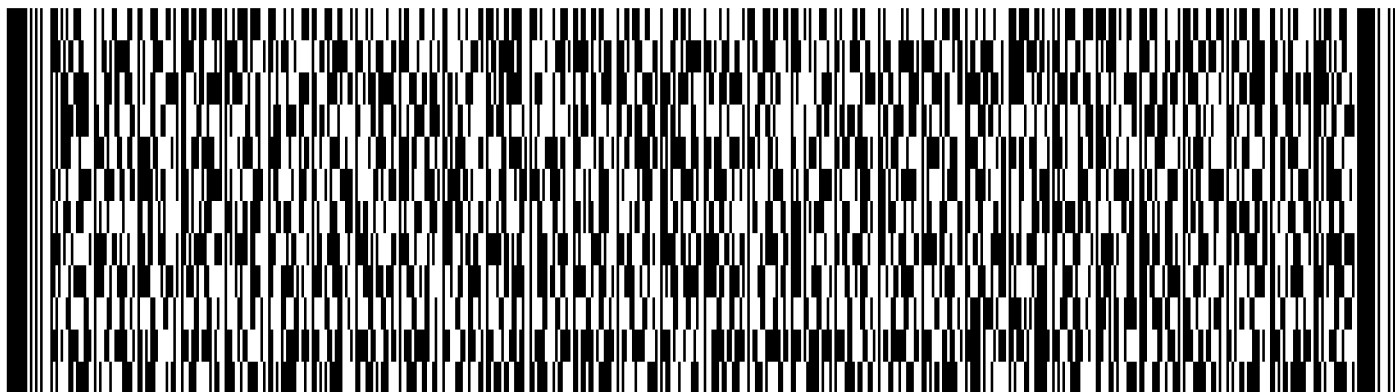
Printed Name of Responsible Party

10/08/2024

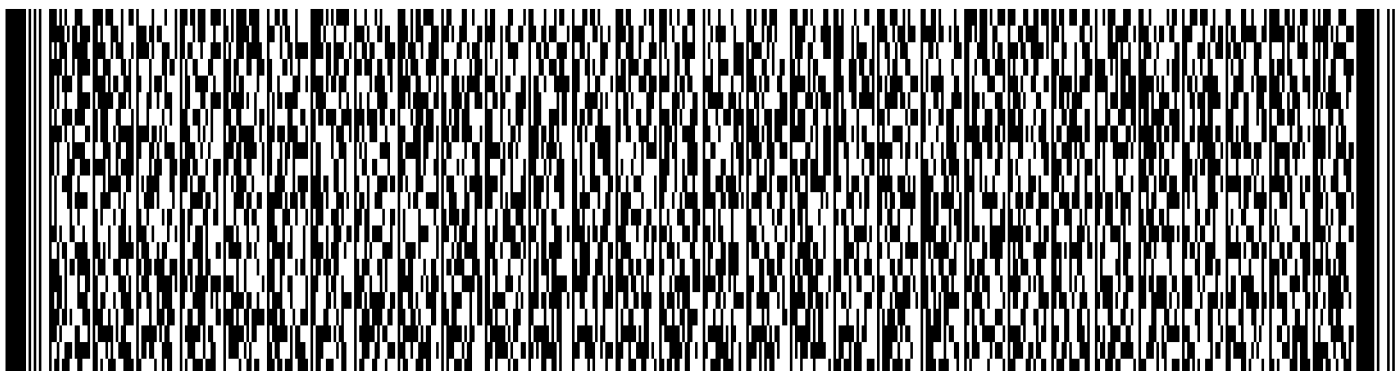
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Debtor's Name B-1208 Pine, LLC

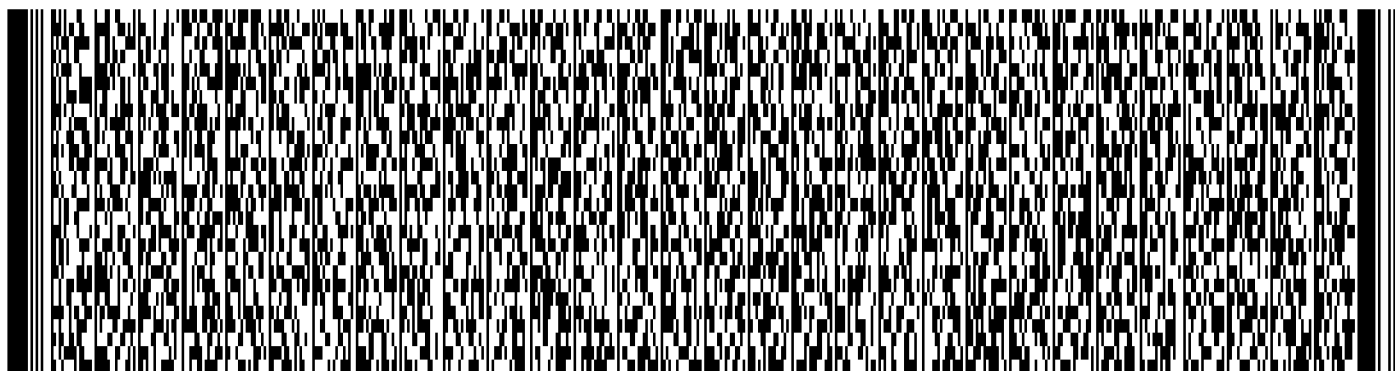
Case No. 24-10088



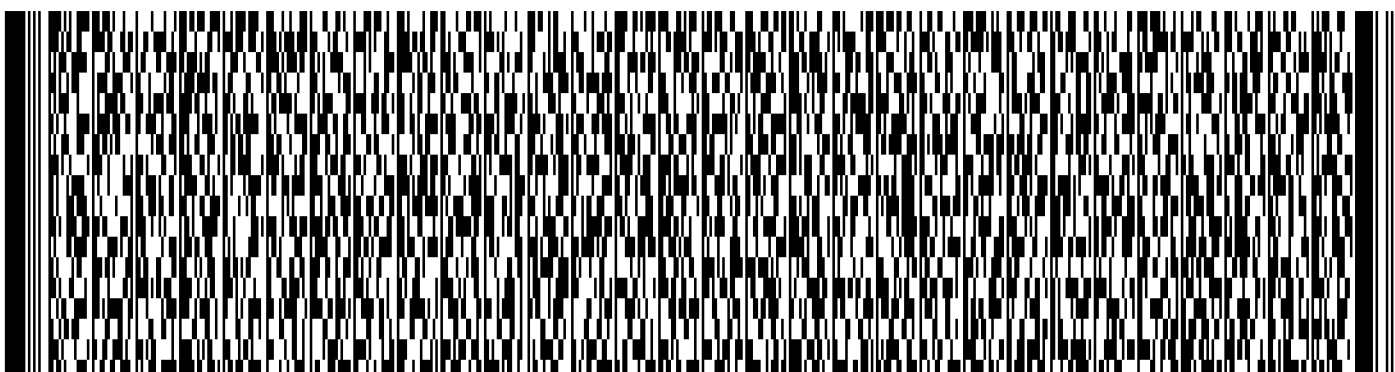
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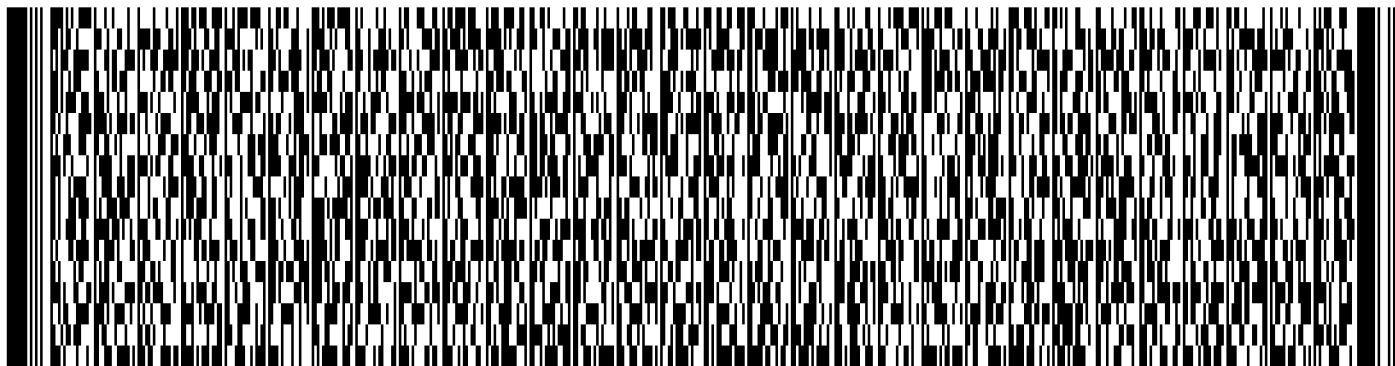
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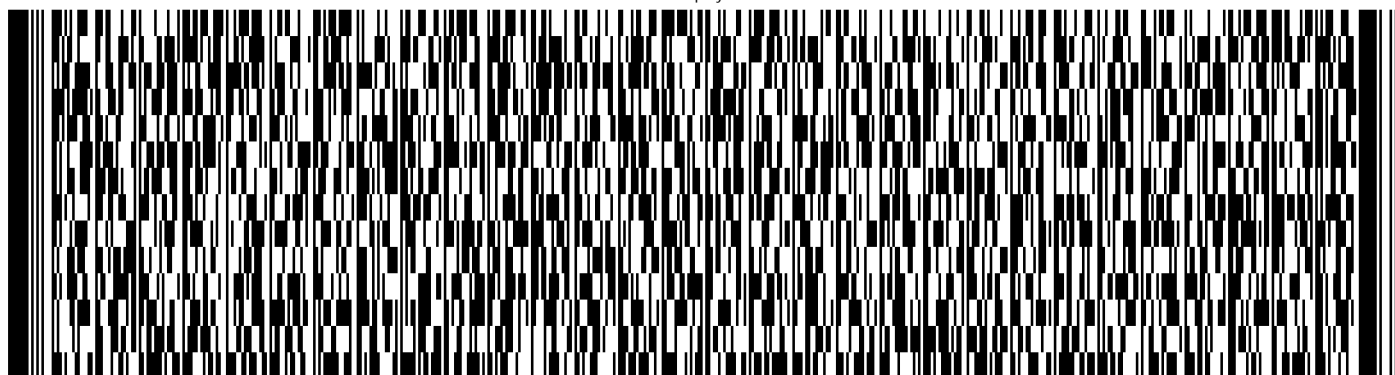
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Debtor's Name B-1208 Pine, LLC

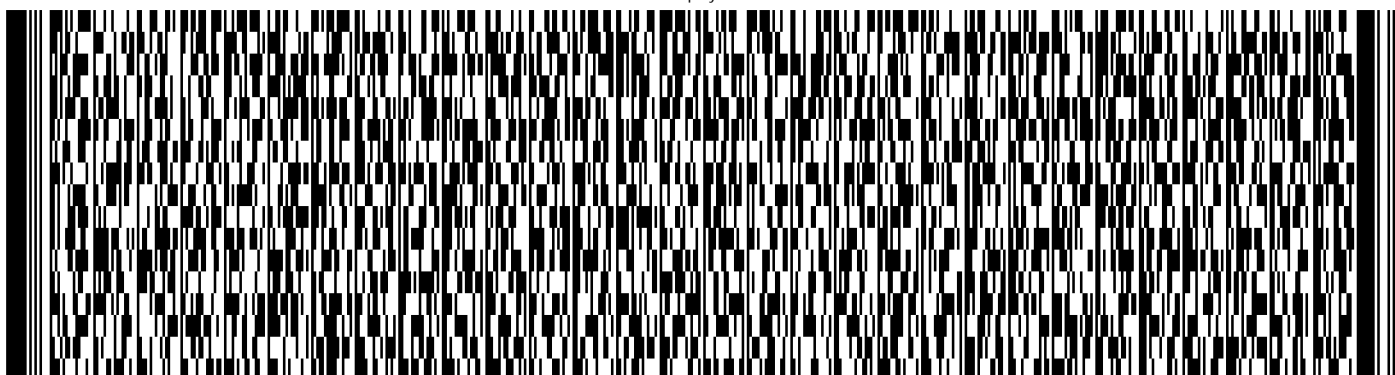
Case No. 24-10088



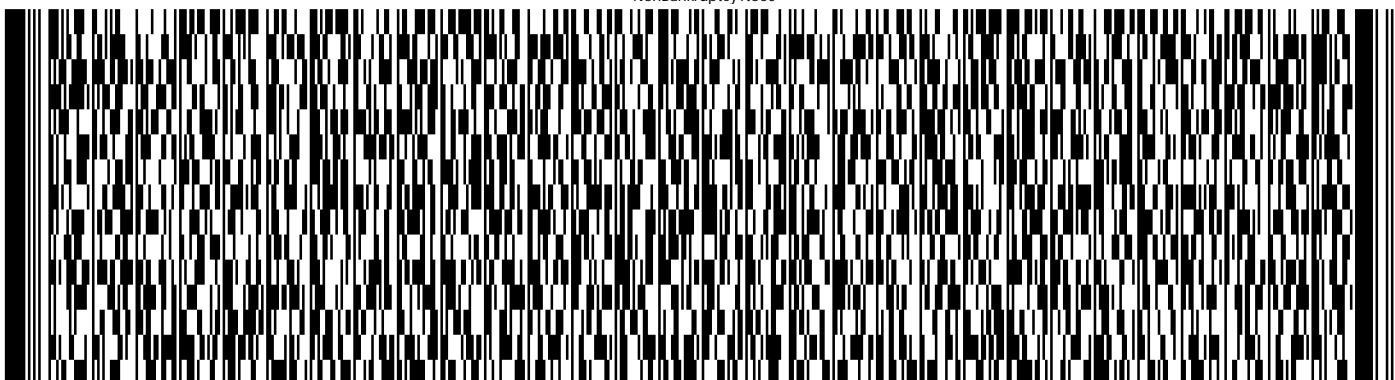
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Bankruptcy51to100



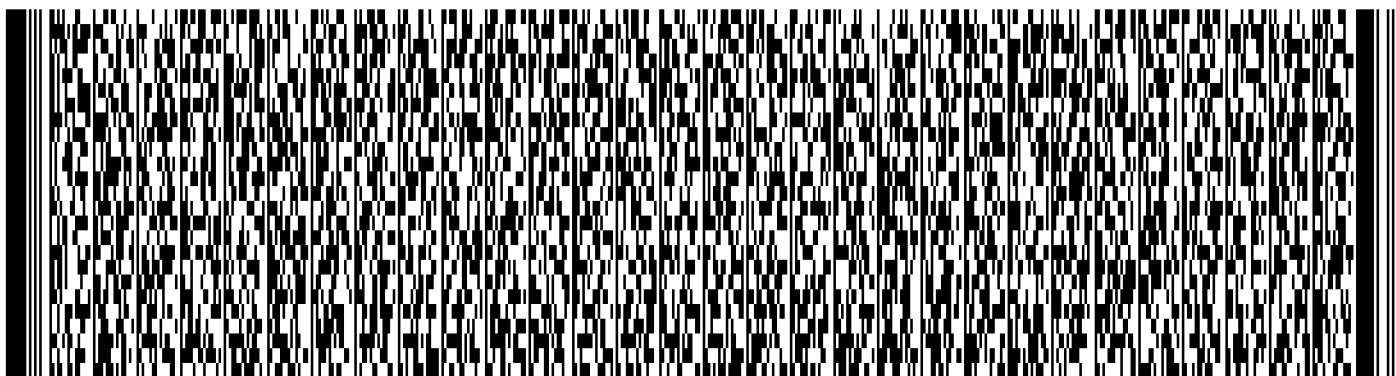
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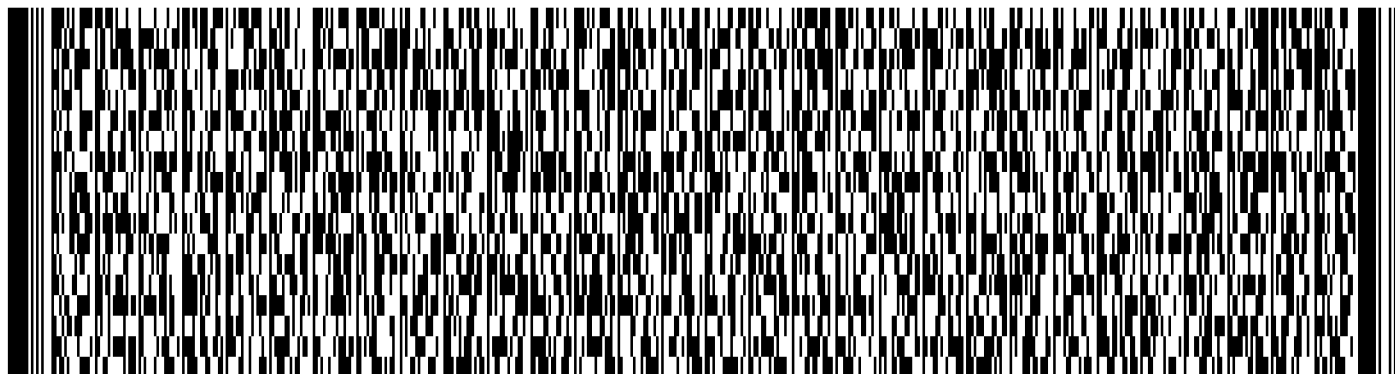
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Debtor's Name B-1208 Pine, LLC

Case No. 24-10088



PageThree



PageFour

Roystone on Queen Anne
Statement of Cash Receipts & Disbursements
8/1/2024-8/31/2024

Receipts	Current Month	Cumulative
Lease and Rental Income	143,103.43	355,245.05
Tenant Deposits	2,000.00	5,228.68
Vendor Credit	319.00	962.50
Professional Fees Payment Returned	-	23,600.00
Total	145,422.43	385,036.23

Disbursements	Current Month	Cumulative
Checks	20,368.01	110,188.67
ACH	19,476.15	45,385.38
Wire	65,000.00	130,000.00
Service Fee	31.00	68.40
Total	104,875.16	285,642.45

Check Register

For Period = August 2024

Page 1

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-2783	11254	08/2024	8/5/2024	Apartments LLC (v0000032)	p0000009		1,520.00	203	
K-2784	11254	08/2024	8/5/2024	CenturyLink (v0000142)	p0000009		265.94	204	
K-2785	11254	08/2024	8/5/2024	CenturyLink (v0000142)	p0000009		266.39	205	
K-2786	11254	08/2024	8/5/2024	Peak Insurance Advisors, LLC (v0000022)	p0000009		39.21	206	
K-2787	11254	08/2024	8/5/2024	Protection & Communications, Inc. (v...	p0000009		695.21	207	
K-2788	11254	08/2024	8/5/2024	Puget Sound Energy (v0000003)	p0000009		987.53	208	
K-2789	11254	08/2024	8/5/2024	RASI Entity Staffing, LLC (rasi)	p0000009		2,100.00	209	
K-2790	11254	08/2024	8/5/2024	RASI Entity Staffing, LLC (rasi)	p0000009		2,100.00	210	
K-2791	11254	08/2024	8/5/2024	RentGrow, Inc. (v0000080)	p0000009		24.00	211	
K-2792	11254	08/2024	8/5/2024	Super Sonic Cleaning Service LLC (v...	p0000009		180.00	212	
K-2793	11254	08/2024	8/5/2024	Super Sonic Cleaning Service LLC (v...	p0000009		150.00	213	
K-2794	11254	08/2024	8/5/2024	Super Sonic Cleaning Service LLC (v...	p0000009		150.00	214	
K-2795	11254	08/2024	8/5/2024	Super Sonic Cleaning Service LLC (v...	p0000009		180.00	215	
K-2796	11254	08/2024	8/5/2024	Super Sonic Cleaning Service LLC (v...	p0000009		2,650.00	216	
K-2797	11254	08/2024	8/5/2024	Vertex Property Maintenance, LLC (ve...	p0000009		3,250.00	217	
K-2798	11254	08/2024	8/5/2024	Vibrant Cities (v0000136)	p0000009		5,000.00	218	
K-2799	11254	08/2024	8/5/2024	Vibrant Cities (v0000136)	p0000009		6,857.00	219	
K-2800	11254	08/2024	8/5/2024	YARDI SYSTEMS, INC. (v0000146)	p0000009		20.00	220	
K-2801	11254	08/2024	8/5/2024	Zillow, Inc. (v0000008)	p0000009		295.00	221	
K-2805	11255	08/2024	8/5/2024	Ori Residential, Inc. (v0000074)	p0000009		81.64	34	
K-2806	11255	08/2024	8/5/2024	Super Sonic Cleaning Service LLC (v...	p0000009		180.00	35	
K-2809	11257	08/2024	8/9/2024	Fernandez (t0000259)	p0000009		346.76	223	
K-2810	11257	08/2024	8/9/2024	Aboutaleb (t0000395)	p0000009		134.31	224	
K-2811	11257	08/2024	8/9/2024	Weldon (t0000863)	p0000009		10.31	225	
K-2812	11257	08/2024	8/9/2024	Forslund (t0000260)	p0000009		500.00	226	
K-2813	11257	08/2024	8/9/2024	Lay (t0000243)	p0000009		500.00	227	
K-2814	11257	08/2024	8/9/2024	Ajmeera (t0000363)	p0000009		25.75	228	
K-2815	11257	08/2024	8/9/2024	Motto (t0000333)	p0000009		700.00	229	
K-2816	11257	08/2024	8/9/2024	Tan (t0001095)	p0000009		345.00	230	
K-2817		08/2024	8/9/2024	Tan (t0001095)	p0000009		-345.00	230	
K-2818	11258	08/2024	8/9/2024	Tan (t0001095)	p0000009		345.00	231	
K-2867	11264	08/2024	8/14/2024	Amazon Capital Services (amzn_cap)	p0000009		51.93	232	
K-2868	11264	08/2024	8/14/2024	City of Seattle (v0000004)	p0000009		2,328.82	233	
K-2869	11264	08/2024	8/14/2024	City of Seattle (v0000005)	p0000009		14,014.28	234	
K-2870	11264	08/2024	8/14/2024	HD Supply Facilities Maintenance, Ltd (hd)	p0000009		91.36	235	
K-2871	11264	08/2024	8/14/2024	HD Supply Facilities Maintenance, Ltd (hd)	p0000009		123.27	236	
K-2872	11264	08/2024	8/14/2024	Ori Residential, Inc. (v0000074)	p0000021		19.84	237	
K-2873	11264	08/2024	8/14/2024	Ori Residential, Inc. (v0000074)	p0000009		77.21	238	
K-2874	11264	08/2024	8/14/2024	Ori Residential, Inc. (v0000074)	p0000009		494.37	239	
K-2875	11264	08/2024	8/14/2024	Submeter Solutions (v0000118)	p0000009		406.50	240	
K-2876	11265	08/2024	8/14/2024	Onelin Capital Corporation (v0000034)	p0000009		3,666.71	36	
K-2877	11265	08/2024	8/14/2024	Onelin Capital Corporation (v0000034)	p0000009		48.33	37	

Monday, September 16, 2024 03:32 PM

Check Register

Page 2

For Period = August 2024

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
K-2878	11265	08/2024	8/14/2024	Ori Residential, Inc. (v0000074)	p0000009		62.77 38		
K-2879	11265	08/2024	8/14/2024	Ori Residential, Inc. (v0000074)	p0000009		22.24 39		
K-2880	11265	08/2024	8/14/2024	Ori Residential, Inc. (v0000074)	p0000009		15.21 40		
K-2881	11266	08/2024	8/14/2024	Zillow, Inc. (v0000008)	p0000009		295.00 241		
K-2942		08/2024	8/15/2024	HD Supply Facilities Maintenance,Ltd (hd)	p0000009		-123.27 236		bill pay not set up
K-2943		08/2024	8/15/2024	HD Supply Facilities Maintenance,Ltd (hd)	p0000009		-91.36 235		bill pay not set up
K-2944	11275	08/2024	8/15/2024	HD Supply Facilities Maintenance,Ltd (hd)	p0000009		91.36 242		
K-2945	11275	08/2024	8/15/2024	HD Supply Facilities Maintenance,Ltd (hd)	p0000009		123.27 243		
K-2947		08/2024	8/16/2024	Amazon Capital Services (amzn_cap)	p0000009		-51.93 232		
K-2959	11276	08/2024	8/16/2024	Amazon Capital Services (amzn_cap)	p0000009		51.93 244		
K-3012		08/2024	8/9/2024	Aboutalebi (t0000395)	p0000009		-134.31 224		Pmt expired - not sent - due to address...
K-3050	11298	08/2024	8/28/2024	Amazon Capital Services (amzn_cap)	p0000009		41.38 245		
Total							51,178.96		

Monday, September 16, 2024 03:32 PM

Esker LLC
Balance Sheet
As of August 31, 2024

Aug 31, 24

ASSETS

Current Assets

Checking/Savings 1,527,536.58

Other Current Assets

Accounts Receivable 92,279.19

11400 · Prepaid Expenses

11401 · Prepaid Expense 27,412.09

11404 · Escrow-Insurance Reserve 21,063.75

11406 · Escrow-Tax Reserve 145,851.27

Total 11400 · Prepaid Expenses 194,327.11

11601 · Cash Collateral - Rate Cap 900,000.00

11700 · Interest Reserve 426,298.35

11800 · Construction Reserve - HC 843,211.84

11900 · Construction Reserve - SC 202,500.00

Total Other Current Assets 2,658,616.49

Total Current Assets 4,186,153.07

Fixed Assets

12100 · Land 7,250,000.00

12200 · Building 41,632,960.50

12250 · Building Improvements 183,036.00

12275 · Tenant Improvements 100,100.00

12910 · Accumulated Depreciation -10,029,463.00

Total Fixed Assets 39,136,633.50

Other Assets

14000 · Loan Origination Costs 375,731.74

Total Other Assets 375,731.74

TOTAL ASSETS 43,698,518.31

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

21100 · Accounts Payable 124,126.96

Total Accounts Payable 124,126.96

Other Current Liabilities

21020 · Accrued Expense

Accrued Construction Costs 2,658,329.21

Accrued Debt Interest (SOFR) 1,414,094.06

Accrued Interest Payable 125,555.56

Accrued Property Tax 142,619.97

21020 · Accrued Expense - Other 5,764.94

Total 21020 · Accrued Expense 4,346,363.74

21150 · Tenant Security Deposits 64,101.66

21250 · Loan from Solterra LLC 871,111.00

21260 · Loan from Omar Lee 4,000,000.00

21270 · Loan from Wei Li 2,660,000.00

09/19/24

Accrual Basis

Esker LLC

Balance Sheet**As of August 31, 2024**

	Aug 31, 24
21450 · Prepaid Rent - Residential	32,709.66
Total Other Current Liabilities	11,974,286.06
Total Current Liabilities	12,098,413.02
Long Term Liabilities	
21210 · Interest Payable (Pref Equity)	1,917,988.27
22400 · Madison Loan	32,000,000.00
Total Long Term Liabilities	33,917,988.27
Total Liabilities	46,016,401.29
Equity	
32000 · Member Eqty	
32001 · Distributions (Current Year)	-101,395.48
32000 · Member Eqty - Other	-5,288,566.48
Total 32000 · Member Eqty	-5,389,961.96
33000 · Preferred Equity	3,602,025.00
36000 · Retained Earnings	-1,277,058.00
Net Income	747,111.98
Total Equity	-2,317,882.98
TOTAL LIABILITIES & EQUITY	43,698,518.31

Esker LLC
Profit & Loss
August 2024

Aug 24

Net Operating Income / Loss

Income

40000 · Rental Income

40002 · Base Rent Income-Residential 234,762.13

40003 · Less Vacancies -17,098.04

40004 · Concessions -9,525.00

Total 40000 · Rental Income 208,139.09

42000 · Other Rental Income

42001 · Application Fee 700.00

42004 · Late Fee 150.00

42005 · Lease Term Related Income 3,300.00

42008 · Parking Rent 5,399.35

42009 · Pet Rent 235.00

42011 · Utilities Income 6,159.97

42015 · Misc Income 2,535.13

Total 42000 · Other Rental Income 18,479.45

Total Income 226,618.54

Expense

Residential Payroll 13,088.33

Sales and Marketing Expense 3,773.76

Rental G&A Expenses 2,825.15

Property Management 3,399.34

Tenant Turnover 380.00

Repairs and Maintenance 4,518.79

CAM Expenses 178.52

Utilities 10,804.68

Insurance 4,575.00

Property Taxes 11,168.13

Total Expense 54,711.70

Total Net Operating Income / Loss 171,906.84

Non-Operating Income / Loss

Other Income 27.50

Other Expense 61,020.50

Net Other Income -60,993.00

Net Income 110,913.84

9/19/2024 9:58 AM

Aged Receivables

Age As Of: 08/31/2024 Post To: 08/2024

Property	Unit	Name	Total	0-30	31-60	61-90	Over 90	Prepays	Balance
			Unpaid	days	days	days	days		
Charges									
Pivot Apartments	1206	█████ Dominguez (Past)	0.00	0.00	0.00	0.00	0.00	-16,666.66	-16,666.66
Pivot Apartments	410	█████ Senthikumar (Current)	10.00	10.00	0.00	0.00	0.00	0.00	10.00
Pivot Apartments	412	█████ Parker (Past)	101.40	0.00	101.40	0.00	0.00	0.00	101.40
Pivot Apartments	412	█████ Galang (Current)	482.25	482.25	0.00	0.00	0.00	0.00	482.25
Pivot Apartments	414	█████ Fischer (Current)	86.91	86.91	0.00	0.00	0.00	0.00	86.91
Pivot Apartments	415	█████ Aljaz (Current)	10.00	10.00	0.00	0.00	0.00	0.00	10.00
Pivot Apartments	416	█████ Bajaj (Current)	6.84	6.84	0.00	0.00	0.00	0.00	6.84
Pivot Apartments	417	█████ Brien (Current)	0.00	0.00	0.00	0.00	0.00	-2,226.00	-2,226.00
Pivot Apartments	418	█████ Pacheco (Notice)	0.00	0.00	0.00	0.00	0.00	-2,850.00	-2,850.00
Pivot Apartments	419	█████ Tian (Past)	269.63	269.63	0.00	0.00	0.00	0.00	269.63
Pivot Apartments	420	█████ Kothari (Past)	70.58	0.00	0.00	0.00	70.58	0.00	70.58
Pivot Apartments	420	█████ Singh (Past)	84.73	84.73	0.00	0.00	0.00	0.00	84.73
Pivot Apartments	421	█████ Masood (Past)	14,350.00	0.00	0.00	0.00	14,350.00	0.00	14,350.00
Pivot Apartments	510	█████ Shalyn (Current)	0.00	0.00	0.00	0.00	0.00	-1,990.00	-1,990.00
Pivot Apartments	512	█████ Kissinger (Past)	3,527.38	0.00	0.00	0.00	3,527.38	0.00	3,527.38
Pivot Apartments	512	█████ Minkov-Temis (Current)	-490.00	-490.00	0.00	0.00	0.00	0.00	-490.00
Pivot Apartments	514	█████ Kissimbo (Current)	1,836.00	1,836.00	0.00	0.00	0.00	0.00	1,836.00
Pivot Apartments	515	█████ Fleming (Notice)	0.00	0.00	0.00	0.00	0.00	-2,040.00	-2,040.00
Pivot Apartments	516	█████ Nayar (Past)	185.74	0.00	0.00	0.00	185.74	0.00	185.74
Pivot Apartments	516	█████ Cruz Ramos (Past)	158.81	0.00	0.00	0.00	158.81	0.00	158.81
Pivot Apartments	516	█████ Richards (Current)	-500.00	-500.00	0.00	0.00	0.00	0.00	-500.00
Pivot Apartments	517	█████ Cardinale (Current)	-150.00	-150.00	0.00	0.00	0.00	0.00	-150.00
Pivot Apartments	518	█████ Hu (Current)	-138.54	-138.54	0.00	0.00	0.00	0.00	-138.54
Pivot Apartments	520	█████ Saliyev (Past)	25.07	0.00	0.00	0.00	25.07	0.00	25.07
Pivot Apartments	520	█████ Chen (Past)	19.01	19.01	0.00	0.00	0.00	0.00	19.01
Pivot Apartments	521	█████ Chen (Current)	-220.00	-220.00	0.00	0.00	0.00	-1,227.00	-1,447.00
Pivot Apartments	610	█████ Gunadhi (Current)	44.49	44.49	0.00	0.00	0.00	0.00	44.49
Pivot Apartments	611	█████ Twitchell (Past)	100.85	0.00	0.00	0.00	100.85	0.00	100.85
Pivot Apartments	611	█████ Lei Chen (Current)	-800.00	-800.00	0.00	0.00	0.00	-1,865.00	-2,665.00
Pivot Apartments	612	█████ Cassavetis (Current)	-200.00	-200.00	0.00	0.00	0.00	-1,450.00	-1,650.00
Pivot Apartments	613	█████ Lim (Past)	39.26	39.26	0.00	0.00	0.00	0.00	39.26
Pivot Apartments	614	█████ Lopez (Past)	3,639.65	0.00	0.00	0.00	3,639.65	0.00	3,639.65
Pivot Apartments	614	█████ KIM (Current)	-500.00	-500.00	0.00	0.00	0.00	0.00	-500.00
Pivot Apartments	615	█████ Schwarz (Current)	50.00	50.00	0.00	0.00	0.00	0.00	50.00
Pivot Apartments	616	█████ Blocker (Current)	667.37	667.37	0.00	0.00	0.00	0.00	667.37
Pivot Apartments	617	█████ Stegmann-Taylor (Current)	156.10	156.10	0.00	0.00	0.00	0.00	156.10
Pivot Apartments	618	█████ Danquah (Past)	-513.60	-513.60	0.00	0.00	0.00	0.00	-513.60
Pivot Apartments	620	█████ Kothari (Past)	41.91	41.91	0.00	0.00	0.00	0.00	41.91

9/19/2024 9:58 AM

Aged Receivables

Age As Of: 08/31/2024 Post To: 08/2024

Property	Unit	Name	Total	0-30	31-60	61-90	Over 90	Prepays	Balance
			Unpaid	days	days	days	days		
Charges									
Pivot Apartments	620	█████ Thakur (Current)	-3,300.00	-3,300.00	0.00	0.00	0.00	0.00	-3,300.00
Pivot Apartments	621	█████ Fauatea (Current)	83.49	83.49	0.00	0.00	0.00	0.00	83.49
Pivot Apartments	622	█████ Nemenzo (Current)	-500.00	-500.00	0.00	0.00	0.00	0.00	-500.00
Pivot Apartments	710	█████ Elhubishi (Past)	58.35	58.35	0.00	0.00	0.00	0.00	58.35
Pivot Apartments	710	█████ Li (Current)	-746.45	-746.45	0.00	0.00	0.00	-750.00	-1,496.45
Pivot Apartments	712	█████ Castaneda (Current)	37.67	37.67	0.00	0.00	0.00	0.00	37.67
Pivot Apartments	714	█████ Chinchilla (Current)	-10.00	-10.00	0.00	0.00	0.00	0.00	-10.00
Pivot Apartments	715	█████ Jiang (Notice)	735.48	735.48	0.00	0.00	0.00	0.00	735.48
Pivot Apartments	716	█████ Verma (Past)	736.43	0.00	0.00	0.00	736.43	0.00	736.43
Pivot Apartments	716	█████ Ujoodha (Current)	29.44	29.44	0.00	0.00	0.00	0.00	29.44
Pivot Apartments	717	█████ Chen (Current)	8.63	8.63	0.00	0.00	0.00	0.00	8.63
Pivot Apartments	718	█████ Gallegos (Current)	470.16	470.16	0.00	0.00	0.00	0.00	470.16
Pivot Apartments	718	█████ McKean (Past)	227.35	0.00	0.00	0.00	227.35	0.00	227.35
Pivot Apartments	718	█████ Kawano Mori (Past)	65.58	65.58	0.00	0.00	0.00	0.00	65.58
Pivot Apartments	720	█████ Odetayo (Past)	167.35	167.35	0.00	0.00	0.00	0.00	167.35
Pivot Apartments	721	█████ Tiwari (Current)	-390.25	-390.25	0.00	0.00	0.00	0.00	-390.25
Pivot Apartments	722	█████ Azhar (Past)	265.91	0.00	0.00	0.00	265.91	0.00	265.91
Pivot Apartments	722	█████ Gutterud (Current)	600.00	600.00	0.00	0.00	0.00	0.00	600.00
Pivot Apartments	810	█████ Nene (Current)	891.97	891.97	0.00	0.00	0.00	0.00	891.97
Pivot Apartments	811	█████ Galang (Past)	28.12	28.12	0.00	0.00	0.00	0.00	28.12
Pivot Apartments	814	█████ Goleman (Current)	-117.33	-117.33	0.00	0.00	0.00	0.00	-117.33
Pivot Apartments	815	█████ TORRE (Current)	67.90	67.90	0.00	0.00	0.00	0.00	67.90
Pivot Apartments	816	█████ Kappler (Current)	-137.48	-137.48	0.00	0.00	0.00	0.00	-137.48
Pivot Apartments	817	█████ Lalanne (Current)	2,437.39	2,340.84	10.00	86.55	0.00	0.00	2,437.39
Pivot Apartments	818	█████ Elgalb (Current)	10.00	10.00	0.00	0.00	0.00	0.00	10.00
Pivot Apartments	819	█████ Habach (Current)	-200.00	-200.00	0.00	0.00	0.00	0.00	-200.00
Pivot Apartments	820	█████ Beach (Current)	-500.00	-500.00	0.00	0.00	0.00	0.00	-500.00
Pivot Apartments	821	█████ Shi (Current)	0.00	0.00	0.00	0.00	0.00	-1,645.00	-1,645.00
Pivot Apartments	822	█████ Patterson (Past)	103.12	0.00	0.00	0.00	103.12	0.00	103.12
Pivot Apartments	822	█████ de Crespigny (Current)	-58.62	-58.62	0.00	0.00	0.00	0.00	-58.62
Pivot Apartments			23,516.05	-72.78	111.40	86.55	23,390.89	-32,709.66	-9,193.61
Pivot (Retails)	1202	Wasabi Sushi Sea (Current)	21,334.29	765.96	0.00	20,568.33	0.00	0.00	21,334.29
Pivot (Retails)	1206	█████ Dominguez (Current)	16,666.66	8,333.33	0.00	8,333.33	0.00	0.00	16,666.66
Pivot (Retails)	210T0309	Sonder USA Inc Voltaire Marave (Current)	30,762.19	30,762.19	0.00	0.00	0.00	0.00	30,762.19
Pivot (Retails)			68,763.14	39,861.48	0.00	28,901.66	0.00	0.00	68,763.14
Total			92,279.19	39,788.69	111.40	28,988.21	23,390.89	-32,709.66	59,569.53

9/19/2024 4:03 PM

Payables Aging Report

piv_all

Period: 08/2024

As of : 1/16/2024 - 08/31/2024

Payee Name	Invoice	Current	0-30	31-60	61-90	Over	Notes
	Notes	Owed	Owed	Owed	Owed	90	
						Owed	
Amazon Capital Services	1YJR-4JV4-TXHM	118.68	118.68	0.00	0.00	0.00	
HD Supply Facilities Maintenance, Ltd	*	138.02	0.00	138.02	0.00	0.00	
Monte	Move out refund	250.00	0.00	0.00	0.00	250.00	
Lutterman	Move out refund	73.30	0.00	0.00	0.00	73.30	
Twitichell	Move out refund	248.75	0.00	0.00	0.00	248.75	
Shere	Move out refund	94.60	0.00	0.00	0.00	94.60	
Dave	Move out refund	30.71	0.00	0.00	0.00	30.71	
Eineborg, Jr.	Move out refund	23.63	0.00	0.00	0.00	23.63	
Maikai	Move out refund	930.27	0.00	0.00	0.00	930.27	
Sta Maria	Move out refund	70.51	0.00	0.00	0.00	70.51	
Aboutalebi	Move out refund	134.31	0.00	0.00	0.00	134.31	
WA State Dept of Transportation	*	7.26	0.00	0.00	7.26	0.00	
SDOT	*	166.00	0.00	0.00	0.00	166.00	
Smith Currie Hancock	*	17,182.75	4,163.50	9,367.75	0.00	3,651.50	
Puget Sound Energy	*	1,587.50	754.38	833.12	0.00	0.00	
City of Seattle	*	5,928.21	3,613.43	2,314.78	0.00	0.00	
Super Appliance Repair LLC	*	209.66	209.66	0.00	0.00	0.00	
SOUND MONITORING, LLC	*	795.00	795.00	0.00	0.00	0.00	
Peak Insurance Advisors, LLC	Master Policy Renters Insurance P	86.94	86.94	0.00	0.00	0.00	
Super Sonic Cleaning Service LLC	*	3,255.00	3,255.00	0.00	0.00	0.00	
Apartments LLC	*	1,520.00	0.00	1,520.00	0.00	0.00	
Onelin Capital Corporation	*	6,041.52	6,041.52	0.00	0.00	0.00	
Ori Residential, Inc.	*	12,606.60	4,823.86	6,531.83	422.27	828.64	
RentGrow, Inc.	*	336.00	0.00	0.00	0.00	336.00	
Seattle Department of Construction and Inspections	*	2,018.12	0.00	0.00	0.00	2,018.12	
Vibrant Cities	Bonus, BK Fee, PM Wage	12,357.00	12,357.00	0.00	0.00	0.00	
CenturyLink	*	272.41	272.41	0.00	0.00	0.00	
YARDI SYSTEMS, INC.	*	46.00	46.00	0.00	0.00	0.00	
Grand Total		66,528.75	36,537.38	20,705.50	429.53	8,856.34	

B-1208 PINE LLC Tenant Deposit
Bank Reconciliation Report
8/31/2024
██████████9841
Posted by: thomas_l on 9/13/2024

9/13/2024

Balance Per Bank Statement as of 8/31/2024 **61,369.30**

Outstanding Deposits

Deposit Date	Deposit Number	Amount
8/30/2024	32	511.13
Plus:	Outstanding Deposits	511.13

Other Items

Date	Notes	Amount
4/1/2024	:Prog Gen Move Out transfer (██████████ Kissinger) - Receipt #13037	-500.00
8/29/2024	Transfer deposit to regular deposit account	653.23
Plus/Minus:	Other Items	153.23
	Reconciled Bank Balance	<u>62,033.66</u>

Balance per GL as of 8/31/2024 **62,033.66**
Reconciled Balance Per G/L **62,033.66**

Difference (Reconciled Bank Balance And Reconciled Balance Per G/L) **0.00**

B-1208 PINE LLC Tenant Deposit

9/13/2024

Bank Reconciliation Report**8/31/2024**

[REDACTED] 9841

Posted by: thomas_l on 9/13/2024

Cleared Items:**Cleared Deposits**

Date	Tran #	Notes	Amount	Date Cleared
8/1/2024	26	:ACH Deposit	300.00	8/31/2024
8/16/2024	27	:CC Deposit	400.00	8/31/2024
8/19/2024	28	:ACH Deposit	400.00	8/31/2024
8/25/2024	30	:ACH/WIPS Deposit	2,050.00	8/31/2024
8/26/2024	31	:ACH Deposit	17.64	8/31/2024
Total Cleared Deposits			3,167.64	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
6/4/2024	JE 1080	:Prog Gen Move Out transfer [REDACTED] Soetenga) - Receipt #15360	-700.00	8/31/2024
8/9/2024	JE 1517	Move Out Transfer - Motto	-400.00	8/31/2024
8/9/2024	JE 1518	Move Out Transfer - Verma	-400.00	8/31/2024
8/9/2024	JE 1519	Move Out Transfer - Saliyev	-400.00	8/31/2024
8/9/2024	JE 1520	Move Out Transfer - Ajmeera	-400.00	8/31/2024
8/9/2024	JE 1521	Move Out Transfer - Cruz Ramos	-400.00	8/31/2024
8/9/2024	JE 1522	Move Out Transfer - Weldon	-400.00	8/31/2024
8/9/2024	JE 1523	Move Out Transfer - Forslund	-500.00	8/31/2024
8/9/2024	JE 1524	Move Out Transfer - Lay	-500.00	8/31/2024
8/9/2024	JE 1525	Move Out Transfer - Fernandez	-500.00	8/31/2024
8/9/2024	JE 1526	Move Out Transfer - Motto	-300.00	8/31/2024
8/9/2024	JE 1527	Move Out Transfer - Verma	-25.00	8/31/2024
8/9/2024	JE 1533	Wenhong Tan Moveout Trf	-600.00	8/31/2024
8/9/2024	JE 1589	Hossein Aboutalebi Move Out Deposit	-400.00	8/31/2024
8/9/2024	JE 1593	Dokota Parker Move Out Deposit	-500.00	8/31/2024
8/28/2024	JE 1528	Acct Trf - Penny Test	-0.08	8/31/2024
8/29/2024	JE 1472	Transfer deposit to regular deposit account	-66,594.38	8/31/2024
Total Cleared Other Items			-73,019.46	



EAST WEST BANK Your financial bridge®

9300 Flair Dr., 1St FL
El Monte, CA. 91731

Direct inquiries to:
888 761 3967

ACCOUNT STATEMENT

Page 1 of 2

STARTING DATE: August 01, 2024

ENDING DATE: August 31, 2024

Total days in statement period: 31

9841

(0)

B-1208 PINE, LLC
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10088
(TENANT DEPOSIT ACCOUNT)
606 MAYNARD AVE S SUITE 251
SEATTLE WA 98104-2958

Stay alert for financial scams. If you receive an email, text, or call from someone unknown about receiving or sending money for inheritance, charities, or anything similar, do not respond or share your personal information.

Business Elite

Account number	9841	Beginning balance	\$64,626.74
Low balance	\$59,701.74	Total additions	(5) 3,167.64
Average balance	\$61,569.09	Total subtractions	(14) 6,425.08
		Ending balance	\$61,369.30

CREDITS

Number	Date	Transaction Description	Additions
	08 02	Pre-Auth Credit Pivot Apts Settlement 240802 000021553349466	300.00
	08 20	Pre-Auth Credit Pivot Apts Settlement 240820 000021697871026	400.00
	08 22	Pre-Auth Credit YARDI CARD DEP PV-DEP2Tr 240822 94836854	400.00
	08 26	Pre-Auth Credit Pivot Apts Settlement 240826 000021732681450	2,050.00
	08 27	Pre-Auth Credit Pivot Apts Settlement 240827 000021741747218	17.64

DEBITS

Date	Transaction Description	Subtractions
08 09	Onln Bkg Trfn D TO ACC 9833	400.00
08 09	Onln Bkg Trfn D TO ACC 9833	400.00
08 09	Onln Bkg Trfn D TO ACC 9833	400.00
08 09	Onln Bkg Trfn D TO ACC 9833	400.00
08 09	Onln Bkg Trfn D TO ACC 9833	400.00
08 09	Onln Bkg Trfn D TO ACC 9833	425.00
08 09	Onln Bkg Trfn D TO ACC 9833	500.00
08 09	Onln Bkg Trfn D TO ACC 9833	500.00
08 09	Onln Bkg Trfn D TO ACC 9833	500.00
08 09	Onln Bkg Trfn D TO ACC 9833	600.00
08 09	Onln Bkg Trfn D TO ACC 9833	700.00
08 28	Onln Bkg Trfn D TO ACC 9833	0.08
08 28	Onln Bkg Trfn D TO ACC 9833	500.00
08 28	Onln Bkg Trfn D TO ACC 9833	700.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07 31	64,626.74	08 02	64,926.74	08 09	59,701.74



9300 Flair Dr., 1St FL
El Monte, CA. 91731

B-1208 PINE, LLC

ACCOUNT STATEMENT
Page 2 of 2
STARTING DATE: August 01, 2024
ENDING DATE: August 31, 2024
[REDACTED] 9841

Date	Amount	Date	Amount	Date	Amount
08-20	60,101.74	08-26	62,551.74	08-28	61,369.30
08-22	60,501.74	08-27	62,569.38		

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

STATEMENT BALANCING

Fill in the amounts below from the front of this statement and your checkbook.

ENTER

Ending Balance of
this Statement..... \$ _____

Add Deposits not shown
on this Statement \$ _____

Sub Total..... \$ _____

Subtract Checks Issued
but not on Statement

CHECK NUMBER OR DATE	AMOUNT	CHECK NUMBER OR DATE	AMOUNT
TOTAL		TOTAL	

Total amount of outstanding
checks..... \$ _____

Balance.....** \$ _____

ENTER

Present Balance in
your checkbook..... \$ _____

Subtract any service
charges, finance or
any other charges..... \$ _____

Sub Total \$ _____

Add Monthly Interest
Earned \$ _____

Add any deposits not yet
entered in checkbook
(Reverse Advances)..... \$ _____

Subtract any checks not
yet entered in checkbook
(Reverse Payments)..... \$ _____

Balance..... \$ _____

IN CASE OF ERRORS OR QUESTIONS REGARDING YOUR CHECKING ACCOUNT

You must examine your statement carefully and promptly. You are in the best position to discover errors and unauthorized transactions on your account. If you fail to notify us in writing of suspected problems or unauthorized transactions within the time periods as specified in the Deposit Agreement (which periods are no more than 60 days after we make the statement available to you and in some cases 30 days or less), we are not liable to you for, and you agree not to make a claim against us for problems or unauthorized transactions.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS

Telephone or write your local branch of account, listed on the statement front, as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we send you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If our investigation takes longer than 10 business days from the date we received your notification, we will provisionally credit your account for the disputed amount until our investigation has been completed. If the disputed amount involves an electronic funds transfer to or from an account within 30 days after the first deposit to the account was made, we will provisionally credit your account within 20 business days from the date we receive your notification.

ACCOUNTS WITH CHECK STORAGE

Upon your request, we will provide you, without charge, legible copies of two checks from each account statement. Additional copies of canceled checks are subject to our service charges. You can make a request for these copies by contacting the branch listed on the front of this statement.

CHANGE OF ADDRESS

Please notify us immediately for change of address by phoning or writing your local branch of account, listed on the front of this statement.

MEMBER FDIC

(REV 11/07)

B-1208 Cash Collateral
Bank Reconciliation Report
8/31/2024

9/13/2024

[REDACTED] 9833

Posted by: dennis_h on 9/5/2024

Balance Per Bank Statement as of 8/31/2024

1,427,176.00

Outstanding Deposits

Deposit Date	Deposit Number	Amount
8/27/2024	287	694.35
8/28/2024	288	1.61
8/29/2024	290	4,316.00
8/30/2024	292	8,703.81
8/30/2024	293	3,255.00

Plus: Outstanding Deposits **16,970.77**

Outstanding Checks

Check Date	Check Number	Payee	Amount
4/17/2024	120	t0000391 - Elgalb	20.05
5/22/2024	154	t0000703 - Carder	170.00
5/22/2024	156	t0000553 - Rakete	11.14
6/13/2024	174	t0000241 - Tran	189.32
8/5/2024	209	rasi - RASI Entity Staffing,LLC	2,100.00
8/5/2024	210	rasi - RASI Entity Staffing,LLC	2,100.00
8/5/2024	217	vertex - Vertex Property Maintenance,LLC	3,250.00
8/9/2024	225	t0000863 - Weldon	10.31
8/9/2024	226	t0000260 - Forslund	500.00
8/9/2024	227	t0000243 - Lay	500.00
8/9/2024	231	t0001095 - Tan	345.00
8/14/2024	237	v0000074 - Ori Residential, Inc.	19.84
8/14/2024	238	v0000074 - Ori Residential, Inc.	77.21
8/14/2024	239	v0000074 - Ori Residential, Inc.	494.37
8/28/2024	245	amzn_cap - Amazon Capital Services	41.38

Less: Outstanding Checks **9,828.62**

Bank Reconciling Items

Date	Notes	Amount
5/7/2024	[REDACTED] Tran check not deposit	281.74

Plus/Minus: Bank Reconciling Items **281.74**

Other Items

Date	Notes	Amount
4/1/2024	:Prog Gen Move Out transfer ([REDACTED] Kissinger) - Receipt #13037	500.00

Plus/Minus: Other Items **500.00**

Reconciled Bank Balance **1,435,099.89**

B-1208 Cash Collateral
Bank Reconciliation Report
8/31/2024

9/13/2024

[REDACTED] 9833

Posted by: dennis_h on 9/5/2024

Balance per GL as of 8/31/2024	1,435,099.89
Reconciled Balance Per G/L	1,435,099.89
Difference	0.00
(Reconciled Bank Balance And Reconciled Balance Per G/L)	

Cleared Items:**Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
7/18/2024	176	v0000160 - Alcantara Homes LLC	781.00	8/31/2024
7/18/2024	182	v0000118 - Submeter Solutions	205.00	8/31/2024
7/18/2024	183	v0000028 - Super Sonic Cleaning Service LLC	3,225.00	8/31/2024
7/18/2024	184	v0000028 - Super Sonic Cleaning Service LLC	180.00	8/31/2024
7/18/2024	185	v0000028 - Super Sonic Cleaning Service LLC	180.00	8/31/2024
7/18/2024	186	v0000028 - Super Sonic Cleaning Service LLC	150.00	8/31/2024
7/18/2024	187	v0000028 - Super Sonic Cleaning Service LLC	280.00	8/31/2024
7/18/2024	188	v0000028 - Super Sonic Cleaning Service LLC	230.00	8/31/2024
7/18/2024	189	v0000028 - Super Sonic Cleaning Service LLC	150.00	8/31/2024
7/18/2024	190	v0000028 - Super Sonic Cleaning Service LLC	100.00	8/31/2024
8/5/2024	34	v0000074 - Ori Residential, Inc.	81.64	8/31/2024
8/5/2024	35	v0000028 - Super Sonic Cleaning Service LLC	180.00	8/31/2024
8/5/2024	203	v0000032 - Apartments LLC	1,520.00	8/31/2024
8/5/2024	204	v0000142 - CenturyLink	265.94	8/31/2024
8/5/2024	205	v0000142 - CenturyLink	266.39	8/31/2024
8/5/2024	206	v0000022 - Peak Insurance Advisors, LLC	39.21	8/31/2024
8/5/2024	207	v0000108 - Protection & Communications, Inc.	695.21	8/31/2024
8/5/2024	208	v0000003 - Puget Sound Energy	987.53	8/31/2024
8/5/2024	211	v0000080 - RentGrow, Inc.	24.00	8/31/2024
8/5/2024	212	v0000028 - Super Sonic Cleaning Service LLC	180.00	8/31/2024
8/5/2024	213	v0000028 - Super Sonic Cleaning Service LLC	150.00	8/31/2024
8/5/2024	214	v0000028 - Super Sonic Cleaning Service LLC	150.00	8/31/2024
8/5/2024	215	v0000028 - Super Sonic Cleaning Service LLC	180.00	8/31/2024
8/5/2024	216	v0000028 - Super Sonic Cleaning Service LLC	2,650.00	8/31/2024
8/5/2024	218	v0000136 - Vibrant Cities	5,000.00	8/31/2024
8/5/2024	219	v0000136 - Vibrant Cities	6,857.00	8/31/2024
8/5/2024	220	v0000146 - YARDI SYSTEMS, INC.	20.00	8/31/2024
8/5/2024	221	v0000008 - Zillow, Inc.	295.00	8/31/2024
8/9/2024	223	t0000259 - Fernandez	346.76	8/31/2024
8/9/2024	228	t0000363 - Ajmeera	25.75	8/31/2024
8/9/2024	229	t0000333 - Motto	700.00	8/31/2024
8/14/2024	36	v0000034 - Onelin Capital Corporation	3,666.71	8/31/2024
8/14/2024	37	v0000034 - Onelin Capital Corporation	48.33	8/31/2024
8/14/2024	38	v0000074 - Ori Residential, Inc.	62.77	8/31/2024
8/14/2024	39	v0000074 - Ori Residential, Inc.	22.24	8/31/2024
8/14/2024	40	v0000074 - Ori Residential, Inc.	15.21	8/31/2024
8/14/2024	233	v0000004 - City of Seattle	2,328.82	8/31/2024
8/14/2024	234	v0000005 - City of Seattle	14,014.28	8/31/2024
8/14/2024	240	v0000118 - Submeter Solutions	406.50	8/31/2024
8/14/2024	241	v0000008 - Zillow, Inc.	295.00	8/31/2024
8/15/2024	242	hd - HD Supply Facilities Maintenance,Ltd	91.36	8/31/2024

B-1208 Cash Collateral
Bank Reconciliation Report
8/31/2024
09833

9/13/2024

Posted by: dennis_h on 9/5/2024

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
8/15/2024	243	hd - HD Supply Facilities Maintenance,Ltd	123.27	8/31/2024
8/16/2024	244	amzn_cap - Amazon Capital Services	51.93	8/31/2024
Total Cleared Checks			47,221.85	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
7/28/2024	236	:CC Deposit	50.00	8/31/2024
7/29/2024	239	:CC Deposit	2,226.00	8/31/2024
7/31/2024	242	:ACH/WIPS Deposit	13,445.53	8/31/2024
7/31/2024	243	:CC Deposit	3,061.97	8/31/2024
8/1/2024	19		1,345.00	8/31/2024
8/1/2024	246	:ACH/WIPS Deposit	28,590.35	8/31/2024
8/1/2024	247	:CC Deposit	2,645.83	8/31/2024
8/2/2024	249	:ACH/WIPS Deposit	21,928.98	8/31/2024
8/2/2024	250	:CC Deposit	2,018.96	8/31/2024
8/3/2024	254	:CC Deposit	50.00	8/31/2024
8/4/2024	256	:ACH/WIPS Deposit	18,897.68	8/31/2024
8/4/2024	257	:CC Deposit	1,002.40	8/31/2024
8/5/2024	260	:ACH/WIPS Deposit	6,477.36	8/31/2024
8/6/2024	261	:ACH Deposit	1,566.63	8/31/2024
8/9/2024	11		50,279.00	8/31/2024
8/9/2024	262	:ACH Deposit	4,102.50	8/31/2024
8/11/2024	264	:ACH/WIPS Deposit	294.88	8/31/2024
8/11/2024	265	:CC Deposit	50.00	8/31/2024
8/12/2024	266	:ACH Deposit	10,485.75	8/31/2024
8/13/2024	267	:CC Deposit	50.00	8/31/2024
8/13/2024	18	:CHECKscan Deposit	432.00	8/31/2024
8/14/2024	268	:ACH Deposit	90.91	8/31/2024
8/15/2024	20		216,616.79	8/31/2024
8/15/2024	270	:CC Deposit	1,495.51	8/31/2024
8/15/2024	269	:ACH Deposit	1,613.98	8/31/2024
8/16/2024	272	:CC Deposit	907.74	8/31/2024
8/16/2024	271	:ACH Deposit	17.06	8/31/2024
8/17/2024	274	:CC Deposit	747.00	8/31/2024
8/18/2024	275	:ACH/WIPS Deposit	3,805.95	8/31/2024
8/19/2024	277	:ACH/WIPS Deposit	770.19	8/31/2024
8/21/2024	278	:CC Deposit	1,300.00	8/31/2024
8/22/2024	280	:CC Deposit	100.00	8/31/2024
8/22/2024	279	:ACH Deposit	1,445.54	8/31/2024
8/23/2024	282	:CC Deposit	100.00	8/31/2024
8/23/2024	281	:ACH Deposit	6,416.66	8/31/2024
8/23/2024	21	:CHECKscan Deposit	18,766.66	8/31/2024
8/24/2024	284	:CC Deposit	179.08	8/31/2024
8/25/2024	285	:ACH/WIPS Deposit	874.75	8/31/2024
8/27/2024	286	:ACH Deposit	46.68	8/31/2024
8/29/2024	289	:ACH Deposit	3,490.00	8/31/2024
Total Cleared Deposits			427,785.32	

B-1208 Cash Collateral
Bank Reconciliation Report
8/31/2024

9/13/2024

[REDACTED] 9833

Posted by: dennis_h on 9/5/2024

Cleared Bank Reconciling Items

Date	Tran #	Notes	Amount	Date Cleared
7/31/2024	240719000021439035702	Double payment by system error	81.64	8/31/2024
Total Cleared Bank Reconciling Items			81.64	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
6/4/2024	JE 1080	:Prog Gen Move Out transfer (Sydney Soetenga) - Receipt #15360	700.00	8/31/2024
8/1/2024	JE 1530	FIDUCIARY MAINTENANCE FIDUCIARY COLLATERAL	-284.75	8/31/2024
8/9/2024	JE 1517	Move Out Transfer - Motto	400.00	8/31/2024
8/9/2024	JE 1518	Move Out Transfer - Verma	400.00	8/31/2024
8/9/2024	JE 1519	Move Out Transfer - Saliyev	400.00	8/31/2024
8/9/2024	JE 1520	Move Out Transfer - Ajmeera	400.00	8/31/2024
8/9/2024	JE 1521	Move Out Transfer - Cruz Ramos	400.00	8/31/2024
8/9/2024	JE 1522	Move Out Transfer - Weldon	400.00	8/31/2024
8/9/2024	JE 1523	Move Out Transfer - Forslund	500.00	8/31/2024
8/9/2024	JE 1524	Move Out Transfer - Lay	500.00	8/31/2024
8/9/2024	JE 1525	Move Out Transfer - Fernandez	500.00	8/31/2024
8/9/2024	JE 1526	Move Out Transfer - Motto	300.00	8/31/2024
8/9/2024	JE 1527	Move Out Transfer - Verma	25.00	8/31/2024
8/9/2024	JE 1533	Wenhong Tan Moveout Trf	600.00	8/31/2024
8/9/2024	JE 1589	Hosseini Aboutalebi Move Out Deposit	400.00	8/31/2024
8/9/2024	JE 1593	Dokota Parker Move Out Deposit	500.00	8/31/2024
8/13/2024	JE 1531	Interest Paid to Lender	-50,000.00	8/31/2024
8/28/2024	JE 1528	Acct Trf - Penny Test	0.08	8/31/2024
Total Cleared Other Items			-43,859.67	



EAST WEST BANK Your financial bridge®

9300 Flair Dr., 1St FL
El Monte, CA. 91731

Direct inquiries to:
888 761 3967

ACCOUNT STATEMENT

Page 1 of 6

STARTING DATE: August 01, 2024

ENDING DATE: August 31, 2024

Total days in statement period: 31

9833

(36)

B-1208 PINE, LLC
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10088
(CASH COLLATERAL ACCOUNT)
606 MAYNARD AVE S SUITE 251
SEATTLE WA 98104-2958

Stay alert for financial scams. If you receive an email, text, or call from someone unknown about receiving or sending money for inheritance, charities, or anything similar, do not respond or share your personal information.

Business Elite

Account number	9833	Beginning balance	\$ 1,090,390.56
Enclosures	36	Total additions	(54) 434,292.04
Low balance	\$1,103,601.34	Total subtractions	(41) 97,506.60
Average balance	\$1,310,312.83	Ending balance	\$ 1,427,176.00

CREDITS

Number	Date	Transaction Description	Additions
	08 01	Pre-Auth Credit YARDI CARD DEP PIV-COLLTr 240801 93524381	50.00
	08 01	Pre-Auth Credit Pivot Apts Settlement 240801 000021528277890	13,445.53
	08 02	Pre-Auth Credit YARDI CARD DEP PIV-COLLTr 240802 93597865	2,226.00
	08 02	Pre-Auth Credit Pivot Apts Settlement 240802 000021553349478	29,935.35
	08 05	Pre-Auth Credit Pivot Apts Settlement 240805 000021583581722	18,897.68
	08 05	Pre-Auth Credit Pivot Apts Settlement 240805 000021571320002	21,928.98
	08 06	Pre-Auth Credit YARDI CARD DEP PIV-COLLTr 240806 93720117	3,061.97
	08 06	Pre-Auth Credit Pivot Apts Settlement 240806 000021598266538	6,477.36
	08 07	Pre-Auth Credit YARDI CARD DEP PIV-COLLTr 240807 93885137	50.00
	08 07	Pre-Auth C Pivot Apts Settlement 240807 000021609805094	1,566.63
	08 07	Pre-Auth C YARDI CARD DEP PIV-COLLTr 240807 93882693	2,645.83
	08 08	Pre-Auth C YARDI CARD DEP PIV-COLLTr 240808 94097584	2,018.96
	08 09	Onln Bkg T FR ACC 9841	400.00
	08 09	Onln Bkg T FR ACC 9841	400.00
	08 09	Onln Bkg T FR ACC 9841	400.00
	08 09	Onln Bkg T FR ACC 9841	400.00
	08 09	Onln Bkg T FR ACC 9841	400.00
	08 09	Onln Bkg T FR ACC 9841	425.00
	08 09	Onln Bkg T FR ACC 9841	500.00
	08 09	Onln Bkg T FR ACC 9841	500.00
	08 09	Onln Bkg T FR ACC 9841	500.00
	08 09	Onln Bkg T FR ACC 9841	600.00
	08 09	Onln Bkg T FR ACC 9841	700.00
	08 09	Pre-Auth Credit YARDI CARD DEP PIV-COLLTr 240809 94240106	1,002.40
	08 09	Deposit	50,279.00
	08 12	Pre-Auth Credit Pivot Apts Settlement 240812 000021642222710	294.88
	08 12	Pre-Auth Credit Pivot Apts Settlement 240812 000021636303074	4,102.50
	08 13	Pre-Auth Credit Pivot Apts Settlement 240813 000021651391426	10,485.75



EAST WEST BANK Your financial bridge®

9300 Flair Dr., 1St FL
El Monte, CA. 91731

B-1208 PINE, LLC

ACCOUNT STATEMENT

Page 2 of 6

STARTING DATE: August 01, 2024

ENDING DATE: August 31, 2024

9833

Number	Date	Transaction Description	Additions
	08-14	Pre-Auth Credit Pivot Apts Settlement 240814 0000216599714 10	432.00
	08-15	Wire Trans-IN SONDER USA INC.	216,616.79
	08-15	Pre-Auth Credit YARDI CARD DEP PIV-COLLTr 240815 9454534 1	50.00
	08-15	Pre-Auth Credit Pivot Apts Settlement 240815 000021666684782	90.91
	08-16	Pre-Auth Credit Pivot Apts Settlement 240816 000021674695834	1,613.98
	08-19	Pre-Auth Credit Pivot Apts Settlement 240819 000021683818938	17.06
	08-19	Pre-Auth Credit Pivot Apts Settlement 240819 000021689364014	3,805.95
	08-20	Pre-Auth Credit YARDI CARD DEP PIV-COLLTr 240820 94692792	50.00
	08-20	Pre-Auth Credit Pivot Apts Settlement 240820 000021697871042	770.19
	08-21	Pre-Auth Credit YARDI CARD DEP PIV-COLLTr 240821 94755064	747.00
	08-22	Pre-Auth Credit YARDI CARD DEP PIV-COLLTr 240822 94837208	907.74
	08-22	Pre-Auth Credit YARDI CARD DEP PIV-COLLTr 240822 94836408	1,495.51
	08-23	Pre-Auth Credit Pivot Apts Settlement 240823 000021719279086	1,445.54
	08-26	Pre-Auth Credit Pivot Apts Settlement 240826 000021732681462	874.75
	08-26	Pre-Auth Credit Pivot Apts Settlement 240826 000021727420522	6,416.66
	08-26	Pre-Auth Credit Pivot Apts Settlement 240826 000021727490614	18,766.66
	08-27	Pre-Auth Credit YARDI CARD DEP PIV-COLLTr 240827 94961205	1,300.00
	08-28	Onln Bkg Trft C FR ACC 9841	0.08
	08-28	Onln Bkg Trft C FR ACC 9841	500.00
	08-28	Onln Bkg Trft C FR ACC 9841	700.00
	08-28	Pre-Auth Credit Pivot Apts Settlement 240828 000021749842806	46.68
	08-28	Pre-Auth Credit YARDI CARD DEP PIV-COLLTr 240828 95017663	179.08
	08-29	Pre-Auth Credit YARDI CARD DEP PIV-COLLTr 240829 95088739	100.00
	08-29	Pre-Auth Credit YARDI CARD DEP PIV-COLLTr 240829 95091849	100.00
	08-29	Deposit	81.64
	08-30	Pre-Auth Credit Pivot Apts Settlement 240830 000021766374886	3,490.00

CHECKS

Number	Date	Amount	Number	Date	Amount
176	08-02	781.00	214	08-20	150.00
182 *	08-05	205.00	215	08-20	180.00
183	08-02	3,225.00	216	08-20	2,650.00
184	08-02	180.00	218 *	08-16	5,000.00
185	08-05	180.00	219	08-16	6,857.00
186	08-02	150.00	220	08-13	20.00
187	08-02	280.00	221	08-12	295.00
188	08-02	230.00	223 *	08-23	346.76
189	08-02	150.00	228 *	08-30	25.75
190	08-20	100.00	229	08-19	700.00
203 *	08-12	1,520.00	233 *	08-26	2,328.82
204	08-19	265.94	234	08-23	14,014.28
205	08-15	266.39	240 *	08-22	406.50
206	08-13	39.21	241	08-21	295.00
207	08-14	695.21	242	08-23	91.36
208	08-16	987.53	243	08-23	123.27
211 *	08-13	24.00	244	08-27	51.93
212	08-20	180.00	* Skip in check sequence		
213	08-20	150.00			



EAST WEST BANK Your financial bridge®

9300 Flair Dr., 1St FL
El Monte, CA. 91731

B-1208 PINE, LLC

ACCOUNT STATEMENT

Page 3 of 6

STARTING DATE: August 01, 2024

ENDING DATE: August 31, 2024

9833

DEBITS

Date	Transaction Description	Subtractions
08-01	Debit Memo FIDUCIARY MAINTENA NCE	25.00
08-01	Debit Memo FIDUCIARY COLLATER AL	259.75
08-06	Preauth Debit ORIRESIDENTIAL-P Settlement 240806 000021601369794	261.64
08-13	Outgoing Wire SMAS III LLC COLLE CTION	50,000.00
08-15	Preauth Debit ORIRESIDENTIAL-P Settlement 240815 000021668140422	3,815.26

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	1,090,390.56	08-12	1,245,856.24	08-22	1,410,157.08
08-01	1,103,601.34	08-13	1,206,258.78	08-23	1,397,026.95
08-02	1,130,766.69	08-14	1,205,995.57	08-26	1,420,756.20
08-05	1,171,208.35	08-15	1,418,671.62	08-27	1,422,004.27
08-06	1,180,486.04	08-16	1,407,441.07	08-28	1,423,430.11
08-07	1,184,748.50	08-19	1,410,298.14	08-29	1,423,711.75
08-08	1,186,767.46	08-20	1,407,708.33	08-30	1,427,176.00
08-09	1,243,273.86	08-21	1,408,160.33		

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Checking Account	██████████9833
Statement Date	08/31/2024
Page	4 of 6

IMAGES OF CHECKS REDACTED

Checking Account	██████████9833
Statement Date	08/31/2024
Page	5 of 6

IMAGES OF CHECKS REDACTED

Checking Account	██████████9833
Statement Date	08/31/2024
Page	6 of 6

IMAGES OF CHECKS REDACTED

STATEMENT BALANCING

Fill in the amounts below from the front of this statement and your checkbook.

ENTER

Ending Balance of
this Statement..... \$ _____

Add Deposits not shown
on this Statement \$ _____

Sub Total..... \$ _____

Subtract Checks Issued
but not on Statement

CHECK NUMBER OR DATE	AMOUNT	CHECK NUMBER OR DATE	AMOUNT
TOTAL		TOTAL	

Total amount of outstanding
checks..... \$ _____

Balance.....** \$ _____

ENTER

Present Balance in
your checkbook..... \$ _____

Subtract any service
charges, finance or
any other charges..... \$ _____

Sub Total \$ _____

Add Monthly Interest
Earned \$ _____

Add any deposits not yet
entered in checkbook
(Reverse Advances)..... \$ _____

Subtract any checks not
yet entered in checkbook
(Reverse Payments)..... \$ _____

Balance..... \$ _____

IN CASE OF ERRORS OR QUESTIONS REGARDING YOUR CHECKING ACCOUNT

You must examine your statement carefully and promptly. You are in the best position to discover errors and unauthorized transactions on your account. If you fail to notify us in writing of suspected problems or unauthorized transactions within the time periods as specified in the Deposit Agreement (which periods are no more than 60 days after we make the statement available to you and in some cases 30 days or less), we are not liable to you for, and you agree not to make a claim against us for problems or unauthorized transactions.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS

Telephone or write your local branch of account, listed on the statement front, as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we send you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If our investigation takes longer than 10 business days from the date we received your notification, we will provisionally credit your account for the disputed amount until our investigation has been completed. If the disputed amount involves an electronic funds transfer to or from an account within 30 days after the first deposit to the account was made, we will provisionally credit your account within 20 business days from the date we receive your notification.

ACCOUNTS WITH CHECK STORAGE

Upon your request, we will provide you, without charge, legible copies of two checks from each account statement. Additional copies of canceled checks are subject to our service charges. You can make a request for these copies by contacting the branch listed on the front of this statement.

CHANGE OF ADDRESS

Please notify us immediately for change of address by phoning or writing your local branch of account, listed on the front of this statement.

MEMBER FDIC

(REV 11/07)



JPMorgan Chase Bank, N.A.
P O Box 182051
Columbus, OH 43218 -2051

August 01, 2024 through August 30, 2024

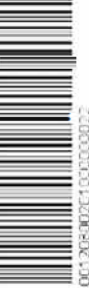
Account Number: [REDACTED] 9280

CUSTOMER SERVICE INFORMATION

Web site: www.Chase.com
Service Center: 1-877-425-8100
Para Espanol: 1-888-522-4273
International Calls: 1-713-262-1679
We accept operator relay calls

00012080 DRE 702 210 24924 NNNNNNNNNN 1 0000C0000 Z9 0000

PINE ESKER, LLC
506 MAYNARD AVE S STE 251
SEATTLE WA 98104-2958



We're updating our Deposit Account Agreement, including the Arbitration section

On November 17, 2024, we're updating section *X. Arbitration; Resolving Disputes* in the Deposit Account Agreement. We've included excerpts of the more significant updates at the end of this statement. The Arbitration section explains how potential disputes and claims are handled between us. **You can opt out of arbitration any time before January 16, 2025, by calling us at 1-800-242-7338.**

You can view the full updated section in the Deposit Account Agreement which will be available on November 17 at chase.com/business/disclosures or by visiting a branch. The new agreement will include these changes as well as any additional updates occurring at this time.

If you have any questions, please call the number on this statement. We accept operator relay calls.

CHECKING SUMMARY

Chase Platinum Business Checking

	INSTANCES	AMOUNT
Beginning Balance		\$9,682.22
Deposits and Additions	1	27.50
Ending Balance	1	\$9,709.72

Your Chase Platinum Business Checking account provides:

- No transaction fees for unlimited electronic deposits (including ACH, ATM, wire, Chase Quick Deposit)
- 500 debits and non-electronic deposits (those made via check or cash in branches) per statement cycle
- \$25,000 in cash deposits per statement cycle
- Unlimited return deposited items with no fee

There are additional fee waivers and benefits associated with your account – please refer to your Deposit Account Agreement for more information.

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
08/27	Orig CO Name Lumen Technologi Orig ID:1720651131 Desc Date:240827 CO Entry Desc:Payable Sec:CCD Trace#:021000026461927 Eed:240827 Ind ID: Ind Name:B 1208 Pine LLC Direct Deposit Trn: 2406461927Tc	\$27.50
Total Deposits and Additions		\$27.50



August 01, 2024 through August 30, 2024
Account Number: [REDACTED]9280

DAILY ENDING BALANCE

DATE	AMOUNT
08/27	\$9,709.72

SERVICE CHARGE SUMMARY

Monthly Service Fee	\$0.00
Other Service Charges	\$0.00
Total Service Charges	\$0.00

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS:

Call us at 1-866-564-2262 or write us at the address on the front of this statement immediately if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt.

For personal accounts only: We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number;
- A description of the error or the transaction you are unsure about, and why you think it is an error or want more information; and
- The amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

For business accounts, see your deposit account agreement or other applicable agreements that govern your account for details.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC FUNDS TRANSFERS: Contact us immediately if your statement is incorrect or if you need more information about any non-electronic funds transfers on this statement. For more details, see your deposit account agreement or other applicable agreements that govern your account.

JPMorgan Chase Bank, N.A. Member FDIC



August 01, 2024 through August 30, 2024
Account Number: [REDACTED] 9280

The following are excerpts of the more significant updates to *Section X. Arbitration; Resolving Disputes* to be published November 17, 2024:

- **What claims or disputes subject to arbitration?:**

Claims or disputed factual or legal issues that arise out of or in any way relate in any way to any aspect of our relationship or interactions with each other, including but not limited to your deposit account, transactions involving your deposit account, whether actual, potential, canceled, or other transactions, any related product, service, or agreement with, or interactions of any kind with Chase employees are subject to arbitration.

- **Can I (customer) cancel or opt out of this agreement to arbitrate?:**

You have the right to opt out of this agreement to arbitration if you tell us within sixty (60) days of opening your account, or by January 15, 2025, whichever is later. The exclusive way to opt out is by calling us at 1-800-242-7338. Any other method, form, or means of opting out will be treated as invalid or ineffective. Requests to opt out made more than sixty (60) days after opening your account or by January 16, 2025, whichever is later will be invalid.

- **Does arbitration apply to Claims involving third parties?:**

For purposes of arbitration, "you" includes any person who is listed on your account or claims a right or interest in your account, and "we" and "us" includes JPMorgan Chase Bank, N.A., all its affiliates, third-party beneficiaries of this agreement and all third parties who are regarded as agents or representatives of ours in connection with a Claim.

- **How does arbitration work?:**

Arbitration between us shall be administered by the American Arbitration Association ("AAA"), which will apply its Consumer Arbitration Rules in effect at the time the arbitration is commenced and the Mass Arbitration Supplementary Rules to mass arbitration matters. A single arbitrator shall conduct proceedings under the Consumer Arbitration Rules, and a Process Arbitrator and single Merits Arbitrator shall conduct each mass arbitration case. The Parties agree that, upon motion by either of us, the arbitrator or Merits Arbitrator shall have the power to decide dispositive issues of law prior to hearing, consistent with Federal Rules of Civil Procedure 12 and 56. All pleadings, information and documents exchanged, and the arbitrator's ruling shall be treated as confidential and have no precedential value. However, if either Party seeks to confirm the arbitrator's decision in court, the Parties agree that the documents necessary for such confirmation need not be filed under seal.

Who will pay for costs?:

Each Party will be responsible for the arbitration costs as allocated by the applicable AAA rules (www.adr.org). However, except for claims filed as part of a mass arbitration, if the arbitrator ultimately rules in your favor, you will be entitled to reimbursement by Chase for all fees you paid to the AAA.

NEW SECTION: What about mass arbitration matters?:

You agree that these additional requirements ("Mass Arbitration Procedures") shall apply to your Claim if it is filed as part of a "mass arbitration," which means twenty-five (25) or more arbitration claims involving the same or similar subject matter and/or issues of law or fact, and where representation of all claimants is the same or coordinated across the cases. You agree to these procedures even though they may delay the arbitration of your individual claim. If at any point you are unsatisfied with the speed by which your matter is proceeding, you are free to withdraw your arbitration demand and proceed in small claims court if the Claim is in that court's jurisdiction and proceeds on an individual basis.

1. **Mass Arbitration Filing Requirements:**

In addition to the requirements set forth in the AAA Mass Arbitration Supplementary Rules, you agree that upon commencing a case with the AAA, you will provide your name, full Chase account number, mailing address, telephone number, email address, a factual description of every disputed transaction for which you seek compensation (date, amount, and transaction type) and/or event (date, location, and individuals involved), explanation of the basis of your Claim, an itemized calculation of all alleged damages, and, if represented by counsel, a signed statement authorizing us to share information regarding your account and the Claim with them. You agree and understand that failure to provide this information may result in dismissal of your Claim, though you have the right to refile once you provide the information described in the previous sentence.

2. **Process Arbitrator Appointment:**

You and Chase agree that before an arbitrator is assigned to determine the merit of your claim, a "Process Arbitrator" will be appointed. The Process Arbitrator will have the authority to ensure these Mass Arbitration Procedures and the AAA rules are followed. The Parties agree that the Process Arbitrator will be selected by the process set forth in AAA Mass Arbitration Supplementary Rule MA-7(a). In short, each Party will receive a list of proposed Process Arbitrators provided by the AAA and will meet and confer to identify a mutually-agreeable candidate. If the Parties cannot agree, they will submit their preferences to the AAA, and the AAA will select a Process Arbitrator.





August 01, 2024 through August 30, 2024
Account Number: [REDACTED] 9280

3. Matters To Be Decided by a Process Arbitrator:

In addition to the authority outlined in AAA Mass Arbitration Supplementary Rules, the parties agree that the Process Arbitrator shall be empowered to resolve any dispute regarding whether your Claim should be dismissed because, for example, you failed to comply with the Mass Arbitration Filing Requirements, any other requirements outlined in this agreement, or any other reason. You agree that if the Process Arbitrator finds you failed to comply with any requirement, your claim will be dismissed, without prejudice to refiling once the deficiencies are remedied. The Process Arbitrator will also have the power to decide whether, based on the information submitted in the Mass Arbitration Filing Requirements, other threshold eligibility issues for your case to proceed, including but not limited to whether you had an account at Chase, experienced the transaction, fee, or event at issue, or otherwise cannot pursue the claim due to a clear legal or factual deficiency, and to dismiss your claim as appropriate. The Process Arbitrator shall have the power to determine whether or not a given dispute regarding these Mass Arbitration Filing Requirements and/or Procedures are within their jurisdiction. The Process Arbitrator shall be authorized to afford any relief or impose any sanctions available under Federal Rule of Civil Procedure 11, 28 U.S.C. § 1927, or any applicable state law.

4. Mass Arbitration Procedures:

Following the resolution of any disputes within the jurisdiction of the Process Arbitrator, if any, counsel for the claimants and counsel for Chase shall each select fifteen (15) cases (per side) to proceed first in individual arbitration proceedings on the merits of each claim. Unless the Parties otherwise agree, in no event shall any individual Merits Arbitrator be assigned more than three (3) cases. No AAA per case fee shall be assessed in connection with any case until they are selected to proceed to individual arbitration proceedings as part of the process identified in this section. The Parties agree that each side shall have the right to have fifteen (15) cases of their choosing proceed to final hearing before the process described in this section moves forward. After the first thirty (30) cases are resolved, counsel will meet and confer regarding ways to improve the efficiency of the proceedings, including whether to mediate or change the number of cases filed in each stage. If the Parties are unable to resolve the remaining cases after the conclusion of the initial thirty (30) proceedings and conferring in good faith, each side shall select another fifteen (15) cases (per side) to proceed to individual arbitration proceedings. Each of these thirty (30) cases shall be assigned to a different Merits Arbitrator, though if the Parties otherwise agree, a single Merits Arbitrator may be assigned up to three (3) cases. No AAA per case fee shall be assessed in connection with the remaining cases until they are selected to proceed to individual arbitration proceedings as part of the process identified in this section. After this second set of thirty (30) cases are resolved, counsel will again meet and confer regarding ways to improve the efficiency of the proceedings, including whether to mediate or change the number of cases filed in each stage. If the Parties do not reach a global resolution after the second set of cases are resolved, on either Party's motion, the Process Arbitrator can decide to expedite the proceedings by forgoing more rounds of case selection and instead assigning Merits Arbitrators to all of the remaining cases at once. If no motion is made, this Mass Arbitration Procedure shall continue with thirty (30) cases in each set of proceedings, consistent with the parameters identified above. You and Chase agree to engage in these Mass Arbitration Procedures in good faith, which includes an agreement to pay the Parties' respective case fee if your case is selected. Any dispute regarding any aspect of the specific Mass Arbitration Procedures outlined in this section shall be resolved by the Process Arbitrator.

5. Interpretation and Enforcement of Mass Arbitration Provision:

Any dispute regarding the interpretation or enforcement of these mass arbitration procedures shall be decided by the Process Arbitrator or, in cases that have been released to merits proceedings, the Merits Arbitrator. Their decisions regarding the mass arbitrations process and procedures shall be considered interlocutory in nature and not subject to immediate judicial review. If any terms of these Mass Arbitration Procedures are found to be legally unenforceable for any reason, then the proceedings shall otherwise continue in arbitration in accordance with AAA's Mass Arbitration Supplementary rules.



PO BOX 911039
San Diego, CA 92191-1039

(866) 747-4472
axosbank.com/Business

Date 8/30/24
Primary Account [REDACTED] 0154

27725012

B-1208 PINE LLC
CLEARING
606 MAYNARD AVE S, SUITE 251
SEATTLE WA 98104

Account Title: B-1208 PINE LLC
CLEARING

Analyzed Commercial Checking		Number of Enclosures	0
Account Number	[REDACTED] 0154	Statement Dates	8/01/24 thru 9/02/24
Previous Balance	10,000.00	Days in the statement period	33
Deposits/Credits	.00	Avg Daily Ledger	10,000.00
Checks/Debits	.00	Avg Daily Collected	10,000.00
Maintenance Fee	.00		
Interest Paid	.00		
Ending Balance	10,000.00		

DAILY BALANCE INFORMATION

Date	Balance
8/01	10,000.00

*** END OF STATEMENT ***

IMPORTANT DISCLOSURE TO OUR CONSUMER CUSTOMERS

In Case of Errors or Questions About Your Electronic Transfers

In Case of Errors or Questions About Your Electronic Transfers, Telephone us at 1-888-502-2967 or Write us at the address on the front of this statement as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number (if any).
- Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

We will tell you all the results of our investigation within 10 business days and will correct any error promptly. If we need more time, we may take up to 45 days to investigate your complaint. In that case, we will provisionally credit your account for the amount you think is in error, so that you may have use of the money during the time it takes us to complete our investigation. For transfers initiated outside the United States or transfers resulting from a point of sale (POS) debit card transactions, the time period for provisional credit is 10 business days and the time to resolve the investigation is 90 days.

IMPORTANT DISCLOSURES TO OUR BUSINESS CUSTOMERS

Errors related to any transaction on a business account will be governed by any agreement between us and/or all applicable rules and regulations governing such transactions, including the rules of the Automated Clearing House Association (NACHA Rules) as may be amended from time to time. If you think this statement is wrong, please telephone us at the number listed on the front of this statement immediately.

For our 24-hour Automated Banking System, please call the number located on the front of the Statement.
CONSUMER BILLING RIGHTS SUMMARY REGARDING YOUR RESERVE LINE

What to do if you think you find a mistake on your statement:

Contact us at the address shown on the front of this statement as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you within 60 days after the error appeared on your statement.

- Tell us your name and account number.
- Tell us the dollar amount of the suspected error.
- Describe the error you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.

You must notify us of any potential errors in writing or electronically. You may call us, but if you do, we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The amount in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

REPORTS TO AND FROM CREDIT BUREAUS FOR RESERVE LINES

We may report information about your account to credit bureaus. Late payments, missed payments or other defaults on your account may be reflected in your credit report.

CONSUMER REPORT DISPUTES

We may report information about negative account activity on consumer and small business deposit accounts and consumer reserve lines to Consumer Reporting Agencies (CRA). As a result, this may prevent you from obtaining services at other financial institutions. If you believe we have inaccurately reported information to a CRA, you may submit a dispute by calling 1-800-428-9623 or by writing to Chex Systems, Attention Consumer Relations, 7805 Hudson Road, Suite 100, Woodbury, MN 55125. In order to assist you with your dispute, you must provide your name, address and phone number; the account number; the specific information you are disputing; the explanation of why it is incorrect; and any supporting documentation (i.e. affidavit of identity theft). If applicable.



PO BOX 911039
San Diego, CA 92191-1039

(866) 747-4472
axosbank.com/Business

Date 8/30/24
Primary Account
Page 1
0162

27725013

B-1208 PINE LLC
CASH MANAGEMENT
606 MAYNARD AVE S, SUITE 251
SEATTLE WA 98104

Account Title: B-1208 PINE LLC
CASH MANAGEMENT

Analyzed Commercial Checking		Number of Enclosures	0
Account Number	0162	Statement Dates	8/01/24 thru 9/02/24
Previous Balance	5,000.00	Days in the statement period	33
Deposits/Credits	.00	Avg Daily Ledger	5,000.00
Checks/Debits	.00	Avg Daily Collected	5,000.00
Maintenance Fee	.00		
Interest Paid	.00		
Ending Balance	5,000.00		

DAILY BALANCE INFORMATION

Date	Balance
8/01	5,000.00

*** END OF STATEMENT ***

IMPORTANT DISCLOSURE TO OUR CONSUMER CUSTOMERS

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- Tell us the dollar amount of the suspected error.

We will tell you all the results of our investigation within 10 business days and will correct any error promptly. If we need more time, we may take up to 45 days to investigate your complaint. In that case, we will provisionally credit your account for the amount you think is in error, so that you may have use of the money during the time it takes us to complete our investigation. For transfers initiated outside the United States or transfers resulting from a point of sale (POS) debit card transactions, the time period for provisional credit is 10 business days and the time to resolve the investigation is 90 days.

IMPORTANT DISCLOSURES TO OUR BUSINESS CUSTOMERS

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- Tell us the dollar amount of the suspected error.
- Describe the error you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.

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- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The amount in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

REPORTS TO AND FROM CREDIT BUREAUS FOR RESERVE LINES

We may report information about your account to credit bureaus. Late payments, missed payments or other defaults on your account may be reflected in your credit report.

CONSUMER REPORT DISPUTES

We may report information about negative account activity on consumer and small business deposit accounts and consumer reserve lines to Consumer Reporting Agencies (CRA). As a result, this may prevent you from obtaining services at other financial institutions. If you believe we have inaccurately reported information to a CRA, you may submit a dispute by calling 1-800-428-9623 or by writing to Chex Systems, Attention Consumer Relations, 7805 Hudson Road, Suite 100, Woodbury, MN 55125. In order to assist you with your dispute, you must provide your name, address and phone number; the account number; the specific information you are disputing; the explanation of why it is incorrect; and any supporting documentation (i.e. affidavit of identity theft). If applicable.

Member FDIC

SEATTLE WA 98104-2958

Account Number: [REDACTED] 8282

SMALL BUSINESS CHECKING* ACCOUNT - 8282

OTHER TRANSACTIONS

BALANCE BY DATE

Case 24-10088-CMA Doc 184 Filed 10/11/24 Ent. 10/11/24 15:50:16 Pg. 46 of 47

